071.0	0001	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	907,900 / 907,900
					USE VALUE:	907,900 / 907,900
					ASSESSED:	907,900 / 907,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEWELL TODD B
Owner 2:	BALMELLI MARIA R
Owner 3:	
Street 1:	18 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NEWELL TODD B -
Owner 2:	BALMELLI MARIA R -
Street 1:	18 BEVERLY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,270 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Brick Veneer Exterior and 2662 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10270.000	397,300	900	509,700	907,900
Total Card	0.236	397,300	900	509,700	907,900
Total Parcel	0.236	397,300	900	509,700	907,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.01 | /Parcel: 341.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 44990

GIS Ref

GIS Ref

Insp Date 10/22/18

!6017!

PREVIOUS ASSESSMENT

Parcel ID 071.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	397,200	900	10,270.	509,700	907,800	907,800	Year End Roll	12/18/2019
2019	101	FV	313,100	1000	10,270.	509,700	823,800	823,800	Year End Roll	1/3/2019
2018	101	FV	313,100	1000	10,270.	436,900	751,000	751,000	Year End Roll	12/20/2017
2017	101	FV	313,100	1000	10,270.	407,700	721,800	721,800	Year End Roll	1/3/2017
2016	101	FV	313,100	1000	10,270.	349,500	663,600	663,600	Year End	1/4/2016
2015	101	FV	311,600	1000	10,270.	313,100	625,700	625,700	Year End Roll	12/11/2014
2014	101	FV	311,600	1000	10,270.	289,800	602,400	602,400	Year End Roll	12/16/2013
2013	101	FV	311,600	1000	10,270.	276,300	588,900	588,900		12/13/2012

PRINT

Date	Time
12/10/20	20:50:04

LAST REV

Date	Time
04/16/19	15:37:38
apro	
6017	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIS FREDERICK	1224-32		7/12/2000		395,000	No	No		
COLLELLA CARMIN	1100-25		8/27/1992		239,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/1994	414		1,300					WOOD/STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2018	MEAS&NOTICE	BS	Barbara S
5/27/2009	Meas/Inspect	189	PATRIOT
11/16/1999	Inspected	267	PATRIOT
11/5/1999	Mailer Sent		
10/8/1999	Measured	267	PATRIOT
8/7/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	44990
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10270		Sq. Ft.	Site		0	70.	0.71	4									509,671						509,700	

Total AC/HA: 0.23577 | Total SF/SM: 10270 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 509,671 | Spl Credit | Total: 509,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	3 - Aluminum	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK.		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.28100955
Const Adj.:	1.03716612
Adj $ / SQ:	126.219
Other Features:	102967
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	488094
Depreciation:	90785
Depreciated Total:	397308

COMMENTS

BK; 776 PG; 12 646-1962, SCUTTLE HOLE
bsmt sink.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

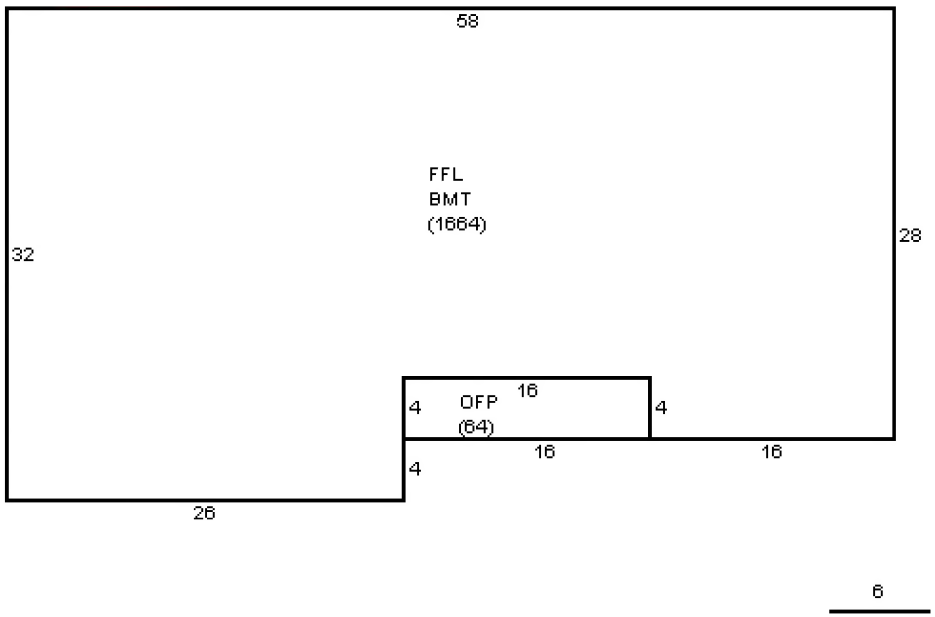
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	152.72
Special Features:	0	Val/Su Net:	117.13
Final Total:	397300	Val/Su SzAd	238.76

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,664	52.630	87,582
FFL	First Floor	1,664	126.220	210,028
OFP	Open Porch	64	43.850	2,807

Net Sketched Area:	3,392			Total:	300,417
Size Ad	1664	Gross Are	3392	FinArea	2662

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 071.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	38X14	F	FR	1985	2.66	T	34	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:	Total: 900